



688 Saintfield Road, Carryduff, Belfast, BT8 8BU

Asking Price £315,000

688 Saintfield Road sits just beyond the Carryduff roundabout offering superb convenience to the local shops as well as the new Lidl Store, main arterial routes to Saintfield, Ballynahinch, Lisburn and Belfast. Nestled behind mature trees to the front, the Bungalow is positioned on a lovely mature site, that offers spacious, well proportioned accommodation comprising three good sized bedrooms, lounge with a wood burning stove, fitted kitchen open to dining / living area, guest w/c and large family bathroom suite. The property also benefits from a gas heating system and double glazing. Outside there is a driveway with ample parking and space to turn at the rear, detached garage and superb garden and patio areas that capture the sun at different times of the day. This is a fantastic home with little or nothing to do but add furniture.

- Recently Refurbished Detached Bungalow
- Lounge With Wood Burning Stove
- Guest W/C
- Gas Heating/Double Glazing
- Detached Garage
- Three Bedrooms
- Fitted Kitchen / Dining / Living To The Rear
- White Bathroom Suite With Separate Shower
- Driveway With Ample Parking & Space To Turn At The Rear
- Superb Enclosed Rear Gardens

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		68	76
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland
EU Directive 2002/91/EC



Lounge 12'2 x 12'2 (3.71m x 3.71m)



(into bay) Oak flooring. Cast iron stove.

Fitted Kitchen/Dining 20'7 x 15'4 (6.27m x 4.67m)



Entrance Hall



Pvc front door to entrance porch. Terrazzo flooring. Glass panelled inner door to hallway. Oak flooring.

Shaker Fitted Kitchen comprising granite worktops, single drainer sink unit with mixer taps, integrated fridge freezer, built in microwave, integrated dishwasher, breakfast bar area. with granite worktop, Utility Cupboard, housing gas boiler. Tiled flooring to kitchen area. Oak flooring to living area.

Bedroom One 13'0 x 11'3 (3.96m x 3.43m)



(into bay) (at widest points)

Bedroom Two 13'0 x 10'0 (3.96m x 3.05m)



(into bay) Laminate flooring.

Bedroom Three 10'9 x 9'8 (3.28m x 2.95m)



(at widest points)

White Bathroom Suite



Comprising free standing oval bath with mixer taps, wash hand basin with mixer taps, low flush w.c Separate corner shower cubicle with chrome shower unit. Heated chrome towel rail. Fully tiled walls. Tiled flooring,

Landing

Clean air system. Access to roofspace via fold down ladder. Light and power.

Outside Front

Front garden laid in lawn. Driveway with ample parking leading to rear.

Detached Garage 15'0 x 12'10 (4.57m x 3.91m)



Roller door. Light and power.

Outside Rear



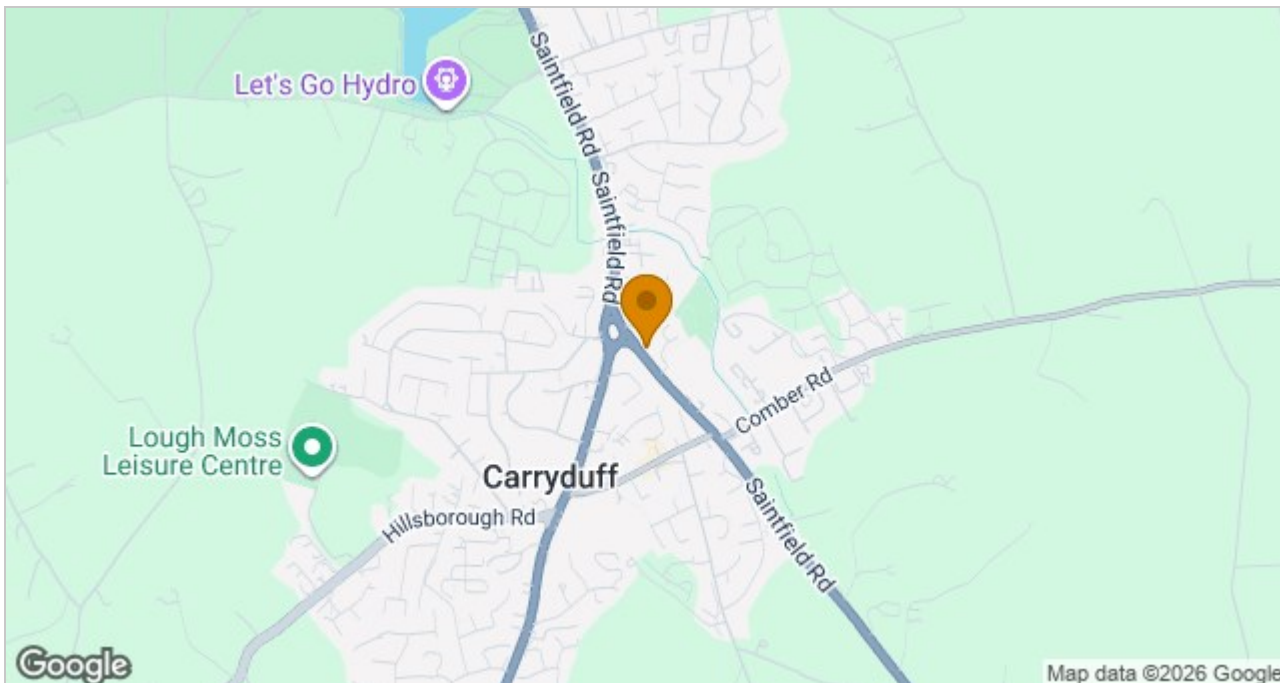
Enclosed rear garden laid lawn. Patio area that captures afternoon sun.



Floor Plan



Area Map



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